

**ORDINANCE NO.**

**AN ORDINANCE AMENDING TITLE 25 OF THE CITY CODE TO CREATE THE NORTH BURNET/GATEWAY OVERLAY DISTRICT AND TO ESTABLISH ASSOCIATED SITE DEVELOPMENT REGULATIONS.**

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

**PART 1.** Section 25-2-32(F) of the City Code is amended to add a new Subsection (F)(20) to read:

(20) North Burnet/Gateway overlay NB/GO

**PART 2.** Chapter 25-2 of the City Code is amended to add a new Section 25-2-180 to read:

**§ 25-2-180 NORTH BURNET/GATEWAY OVERLAY (NB/GO) DISTRICT PURPOSE AND BOUNDARIES.**

- (A) The purpose of the North Burnet/Gateway overlay (NB/GO) district is to promote high density mixed-use redevelopment and provide for the creation of a densely populated, but livable, pedestrian and transit-friendly environment.
- (B) The boundaries of the NB/GO district coincide with the boundaries of the North Burnet/Gateway neighborhood planning area and are identified in Appendix E (*North Burnet/Gateway Overlay District Boundaries*) of this chapter.

**PART 3.** Chapter 25-2, Subchapter C, Article 3 (*Additional Requirements for Certain Districts*) of the City Code is amended to add a new Division 11 to read:

**Division 11. North Burnet/Gateway Overlay District Regulations.**

**§ 25-2-767.01 APPLICABILITY.**

This division applies to property described in Section 25-2-180 (*North Burnet/Gateway Overlay (NB/GO) District Purpose and Boundaries*).

1       **§ 25-2-767.02 CONFLICT OF LAW.**

2               For property governed by this division, this division supersedes the other  
3       provisions of this title to the extent of conflict.

4       **§ 25-2-767.03 APPLICATION OF COMMERCIAL DESIGN STANDARDS.**

5               Property governed by this division is subject to Chapter 25-2, Subchapter E  
6       (*Design Standards and Mixed Use*).

7       **§ 25-2-767.04 APPLICATION OF CORE TRANSIT CORRIDOR STANDARDS.**

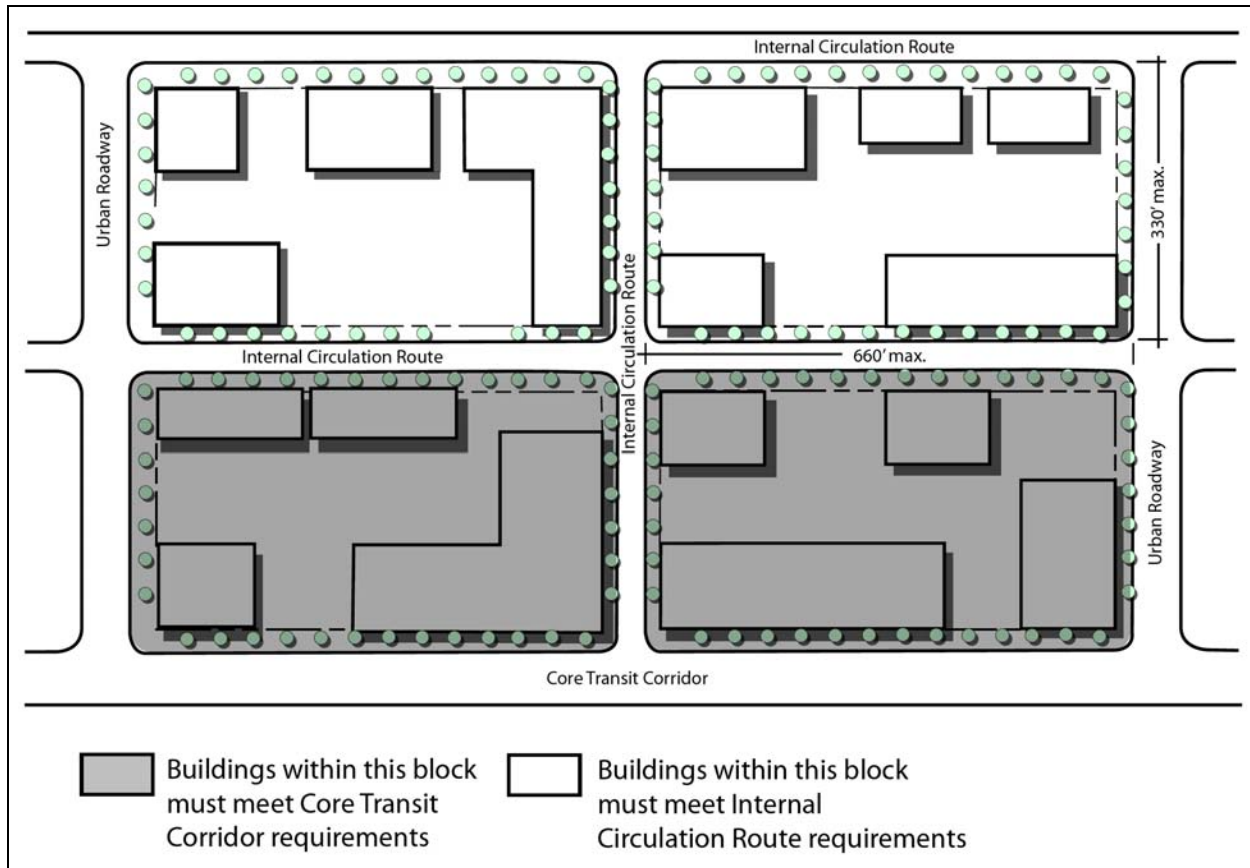
8               (A) Except as otherwise provided in this section, the regulations in Chapter 25-2,  
9       Subchapter E (*Design Standards and Mixed Use*) that are applicable to  
10      development adjacent to a core transit corridor apply to development  
11      adjacent to the following streets:

- 12               (1) Burnet Road;
- 13               (2) Braker Lane;
- 14               (3) Capital of Texas Highway; and
- 15               (4) Stonelake Boulevard.

16               (B) This subsection applies to a site that is five acres or more. Section 2.2.2.D.2.  
17      of Chapter 25-2, Subchapter E (*Exception: Sites of Five Acres or More*) does  
18      not apply.

- 19               (1) In a block that is adjacent to a street identified in Subsection (A):
- 20                       (a) the street identified in Subsection (A) is the principal street.
- 21                       (b) buildings shall meet the building placement requirements for a  
22                       core transit corridor (see Figure 1).
- 23                       (c) If a site plan is phased:
- 24                               (i) the buildings that are necessary to fully comply with the core  
25                               transit corridor building placement standards for the block must  
26                               be constructed first; and
- 27                               (ii) additional buildings within the block must meet internal  
28                               circulation route building placement requirements (see Figure  
29                               2).

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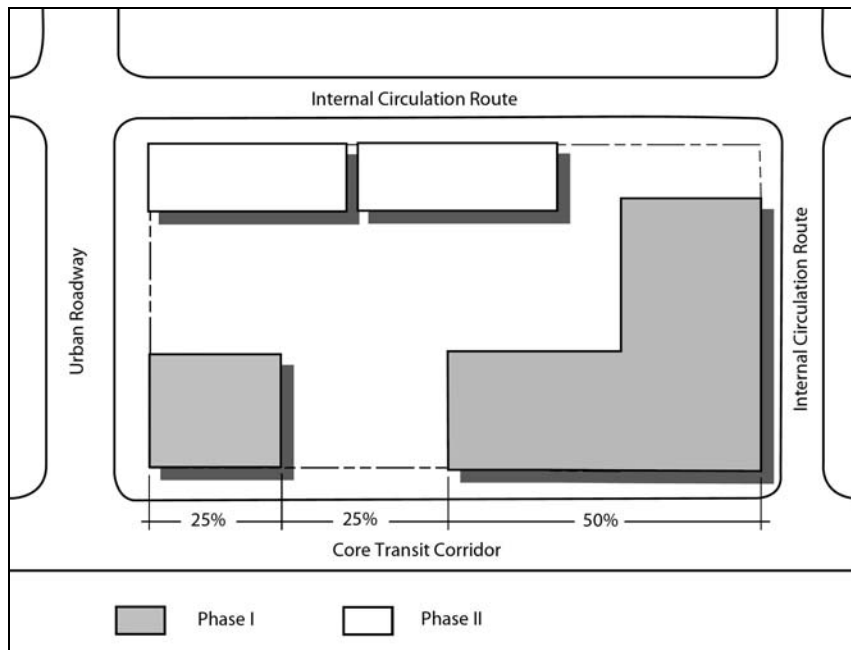
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**Figure 1:** For sites of five acres or more, Core Transit Corridor building placement standards must be met in blocks adjacent to streets identified in Subsection (A).



**Figure 2:** Core Transit Corridor building placement standards must be fulfilled for the block adjacent to streets identified in Subsection (A) before additional buildings may be built within that block.

- (2) In a block that is not adjacent to a street identified in Subsection (A), a building shall meet the building placement requirements for internal circulation routes described in Section 2.2.5 of Chapter 25-2, Subchapter E (*Internal Circulation Routes: Sidewalks and Building Placement*).
- (C) A vertical mixed use building is permitted on property adjacent to a street identified in Subsection (A) in accordance with this subsection. The following sections of Chapter 25-2, Subchapter E (*Design Standards and Mixed Use*) apply to a vertical mixed use building.
  - (1) Section 4.3.3. (*Standards*), except for Section 4.3.3.E (*Dimensional and Parking Requirements*) and Section 4.3.3.F (*Affordability Requirements*); and
  - (3) Section 4.3.4 (*Development Bonuses*), except for Section 4.3.4.E (*Expedited Review for Residential Parking Permit Districts*).

## § 25-2-767.05 APPLICATION OF URBAN ROADWAY DESIGN STANDARDS

The regulations in Chapter 25-2, Subchapter E (*Design Standards and Mixed Use*) that are applicable to development adjacent to an urban roadway apply to development on a site in a non-residential zoning district adjacent to a roadway other than:

- (1) a roadway identified in Section 25-2-767.04 (A) (*Application of Core Transit Corridor Standards*); or
- (2) Loop 1 (MoPac Expressway) or U.S. Highway 183 (Research Boulevard) if the roadways are designated as a principal street under Section 2.2.1 (*Overview of Roadway Types*) of Chapter 25-2, Subchapter E (*Design Standards and Mixed Use*).

**PART 4.** Chapter 25-2, Subchapter E, Section 1.2.4.B. (*Conflicting Provisions*) is amended to read:

B. The following provisions supersede the requirements of this Subchapter to the extent of conflict:

1. The following provisions of Chapter 25-2:

- a. Subchapter C, Article 3 (*Additional Requirements for Certain Districts*);
- b. Subchapter C, Article 4 (*Additional Requirements for Certain Uses*);
- c. Subchapter C, Article 10 (*Compatibility Standards*);
- d. Provisions applicable to the Hill Country Roadways; and

2. Regulations applicable to a:

- a. Barton Springs Zone overlay district;
- b. Conditional overlay (CO) combining district;
- c. Central urban redevelopment (CURE) combining district;
- d. Neighborhood conservation (NC) combining district;
- e. Neighborhood plan (NP) combining district;
- f. Planned development area (PDA) combining district;
- g. Planned Unit development (PUD) district; [ø]
- h. Waterfront overlay (WO) district (except that the redevelopment provisions of this Subchapter in Sections 2.3.1, *Internal Circulation Systems for Large Sites*, and 4.3., *Vertical Mixed Use Buildings*, shall apply to the WO district); or [-]
- i. North Burnet/Gateway overlay (NB/GO) district.

**PART 5.** Chapter 25-6, Article 7 (*Off-street Parking and Loading*) is amended to add a new Division 8 to read:

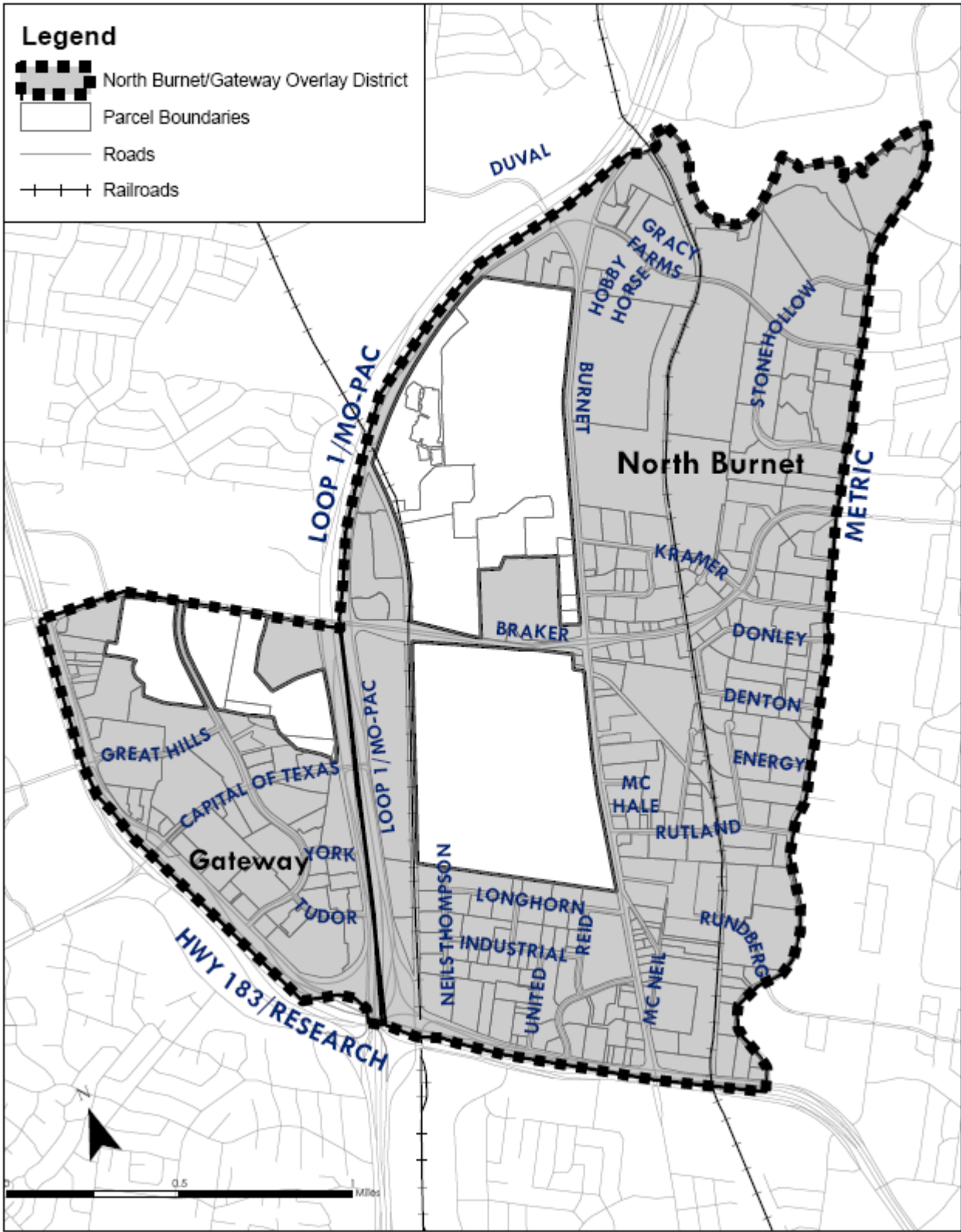
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2       **Division 8. Special Provisions for the North Burnet Gateway Overlay District.**

3       **§ 25-6-618 PARKING REQUIREMENTS FOR NORTH BURNET/GATEWAY**  
4       **OVERLAY DISTRICT.**

5       The minimum off-street parking requirement in the North Burnet/Gateway overlay  
6       district is 80 percent of that prescribed by Appendix A (*Tables of Off-Street Parking and*  
7       *Loading Requirements*).

8       **PART 6.** Chapter 25-2 (*Zoning*) is amended to add a new Appendix E as follows:

# Appendix E: North Burnet/Gateway Overlay District Boundaries



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**PART 7.** This ordinance takes effect on \_\_\_\_\_, 2007.

**PASSED AND APPROVED**

\_\_\_\_\_, 2007      § \_\_\_\_\_  
Will Wynn  
Mayor

**APPROVED:** \_\_\_\_\_  
David Allan Smith  
City Attorney

**ATTEST:** \_\_\_\_\_  
Shirley A. Gentry  
City Clerk